

FORT SMITH FIRE DEPARTMENT

200 NORTH FIFTH STREET
FORT SMITH, ARKANSAS 72901
479-783-4052



Mike Richards
Fire Chief

Memo

To: City of Fort Smith Board of Directors
Mayor Sandy Sanders
Ray Gosack, City Administrator
From: Mike Richards, Fire Chief
Date: November 21, 2011
Re: Project Cost Breakdown of Fire Station 11

Guest Reddick Architects has provided a simplified breakdown of the project cost for Fire Station 11. This will help identify the primary components of the overall \$3 million project cost. It is important to note that the estimated project costs are based on what the anticipated construction costs will be in late 2012 and throughout 2013. It is likely the fire station will not be ready to occupy until late 2013 or early 2014 even if we have voter approval of the bond for the project in early 2012.

The components of the fire station were described in the information provided to the Board of Directors for the November 8 Study Session. Included in the building and specialized equipment cost are items that are specifically required for all new fire stations. For example, these items include, but are not limited to, vehicle exhaust system, oil separators in all apparatus floor drains, decontamination room with a washer/extractor for firefighter turnout gear, fire sprinkler system throughout the building, electric shore lines at each apparatus location, etc.

The building is an operational based design with no frills while taking into account that the FSFD will occupy the facility 24 hours a day, 7 days a week, for approximately 50 to 75 years. It was also designed with sustainability in mind while providing the best value to our taxpayers. For example, many LEED equivalent energy efficiencies are designed into the building which will lower operating costs. However, we decided not to go for actual LEED certification due to increased costs. Seeking LEED certification would likely have increased the cost of the building by 10 to 20 percent.

The interior and exterior of the building was designed for durability and low maintenance. For example, most of the interior flooring will be stained and polished concrete and the walls will be commercial grade drywall. The exterior will have a combination of Hardi Board (concrete based siding) and simulated rock. The building will have a pitched metal roof and metal trim.

The building was also designed with a secured room for the City's Information & Technology (IT) and Geographical Information Systems (GIS) department. The room is less than 100 sq. ft. and will be capable of housing computer servers or other equipment to back-up all critical City data in the event of a disaster effecting the IT's location in downtown Fort Smith. Having an off-site location will provide business continuity and disaster recovery for the City if such an event were to happen.

The total area of the fire station is 12,540 sq. ft. The apparatus bay area is 6,862 sq. ft. and includes parking for fire and emergency apparatus, decontamination room, personal protective equipment (PPE) locker room, tool shop and hose storage room, outside equipment room with a flammable liquid storage cabinet, and a mechanical mezzanine and storage area. The apparatus bay area is heated but not air conditioned.

The interior living area is 5,432 sq. ft. and provides working, living, and sleeping areas for up to eight (8) personnel at a time. This area is fully climate controlled. The remaining 246 sq. ft. is calculated for a covered area at the rear entrance of the building to provide a transition from the outside weather elements into the building.

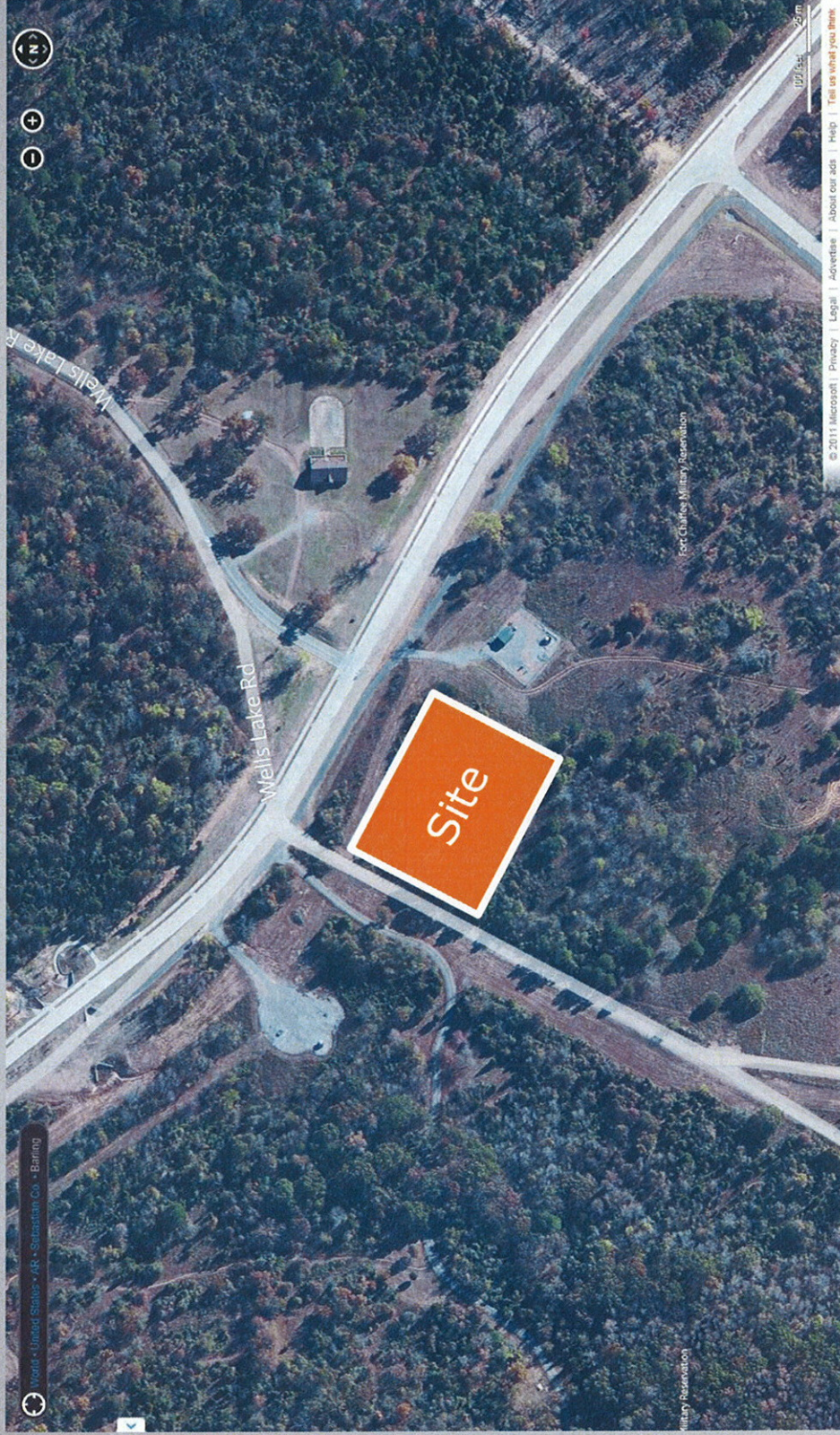
Please feel free to contact me if anyone has any questions about the Fire Station 11 project.

Attachments: 7

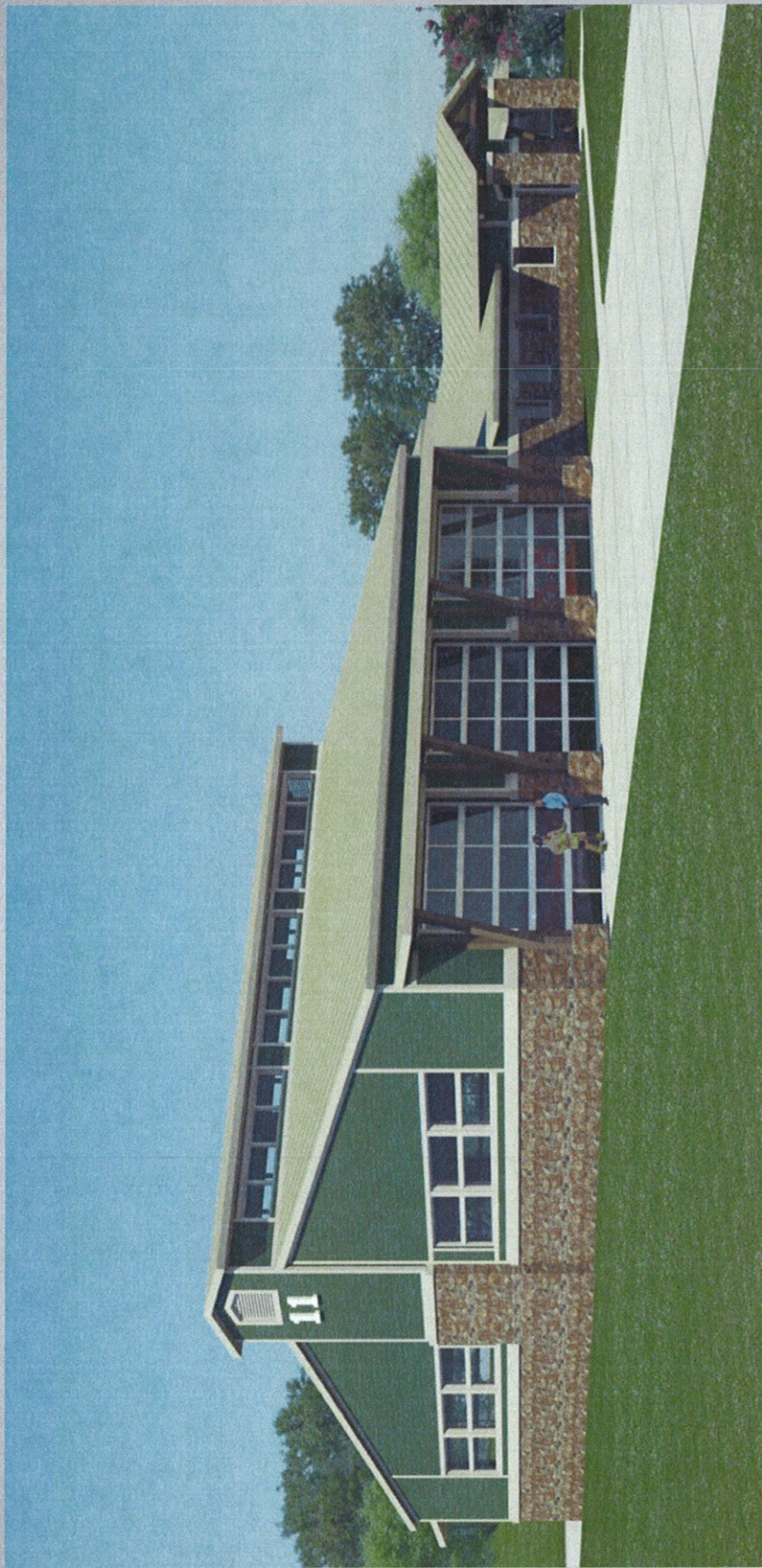
PROJECT COSTS:**FIRE STATION #11****Fort Smith, Arkansas****Plan No: 3530****Date: November 16, 2011****GUEST ♦ REDDICK ARCHITECTS, INC.****Fort Smith, Arkansas**

NOTE: All of the line items above the **SUB-TOTAL** included the Contractor's Overhead and Profit and the General Conditions of the Work:

| <u>LINE ITEM:</u> | <u>REMARKS:</u> | <u>COST:</u> | <u>COST/GSF:</u> |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|
| Site Work: | Site Work includes cutting of site down to the level of Massard Road, a large amount of heavily reinforced concrete paving, asphalt paving and a Landscaping Allowance. | \$616,149 | \$49/GSF |
| Building Cost: | | \$1,875,236 | \$150/GSF |
| FF&E: | Furniture, Fixtures and Equipment Includes window blinds, furniture, Residential Appliances, Specialized Equipment (Washer/Extractor for cleaning turnout gear, emergency shower/eyewash, rolling hose racks for cleaning/drying fire hose, exercise equipment, electric shore lines for each fire apparatus, etc.) lockers, turnout racks, etc. | \$160,734 | \$13/GSF |
| Insurances/Bonds: | | <u>\$34,500</u> | <u>\$2.75/GSF</u> |
| | SUB-TOTAL: | \$2,678,908 | \$213/GSF |
| Architectural/Engineering Fee (6.5%): | | \$175,000 | |
| Printing Costs: | | \$2,500 | |
| State Review Fee: | | \$500 | |
| Building Permit Fee: | | 0 | |
| Contingency (5%): | | <u>\$143,092</u> | |
| | SUB-TOTAL: | <u>\$321,092</u> | <u>\$25.50/GSF</u> |
| TOTAL PROJECT COSTS: | | \$3,000,000 | \$239/GSF |

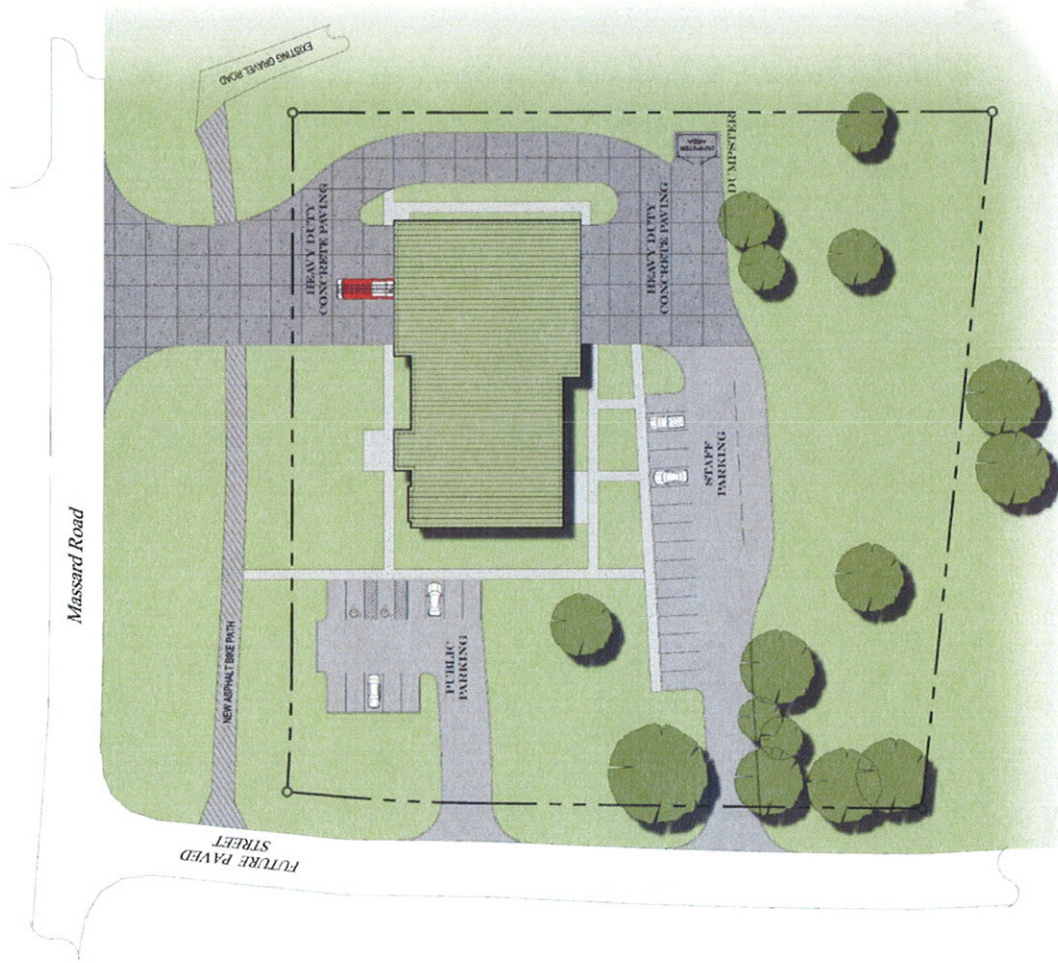


Project Site



Fire Station 11
View from Northeast
Chaffee Crossing

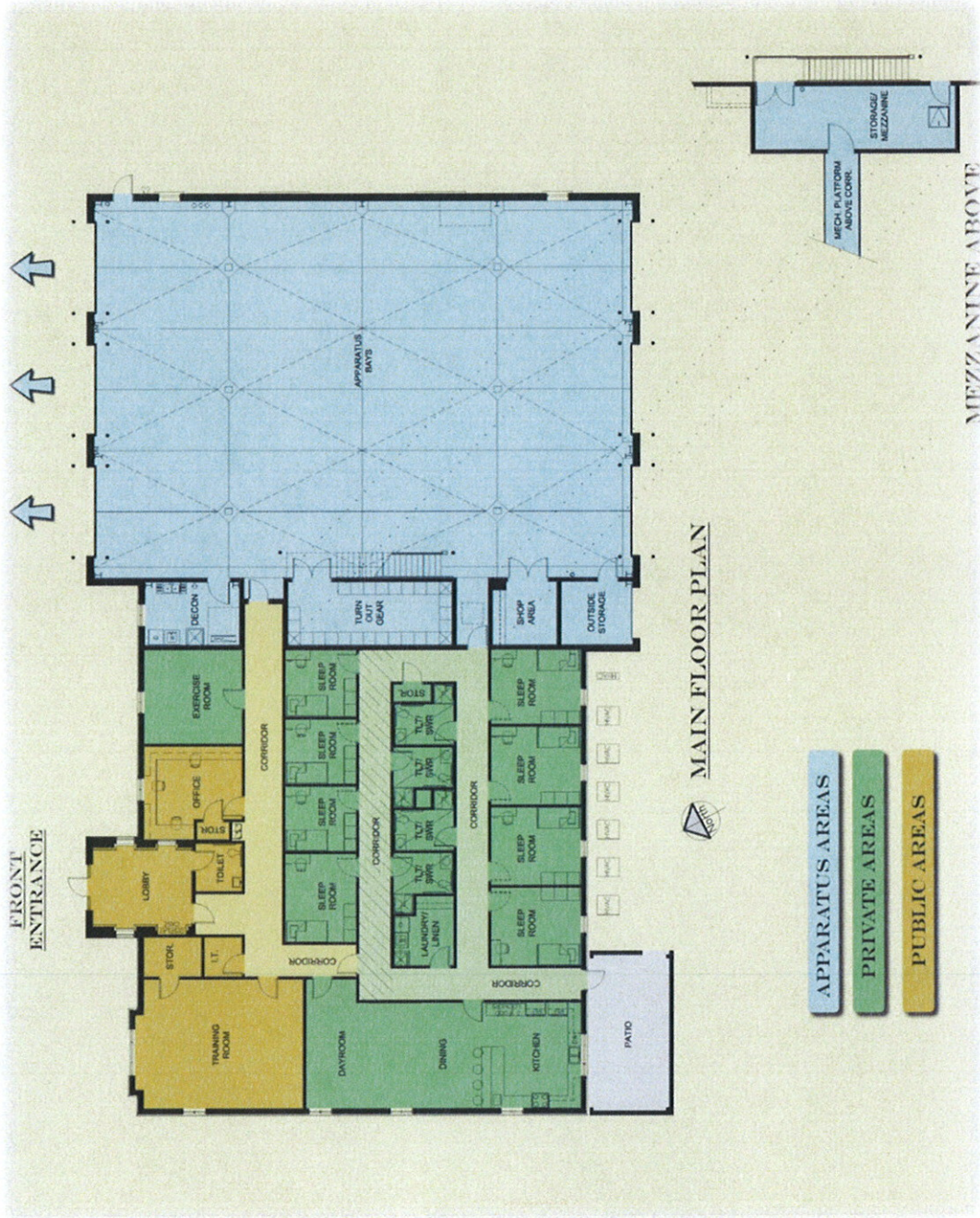




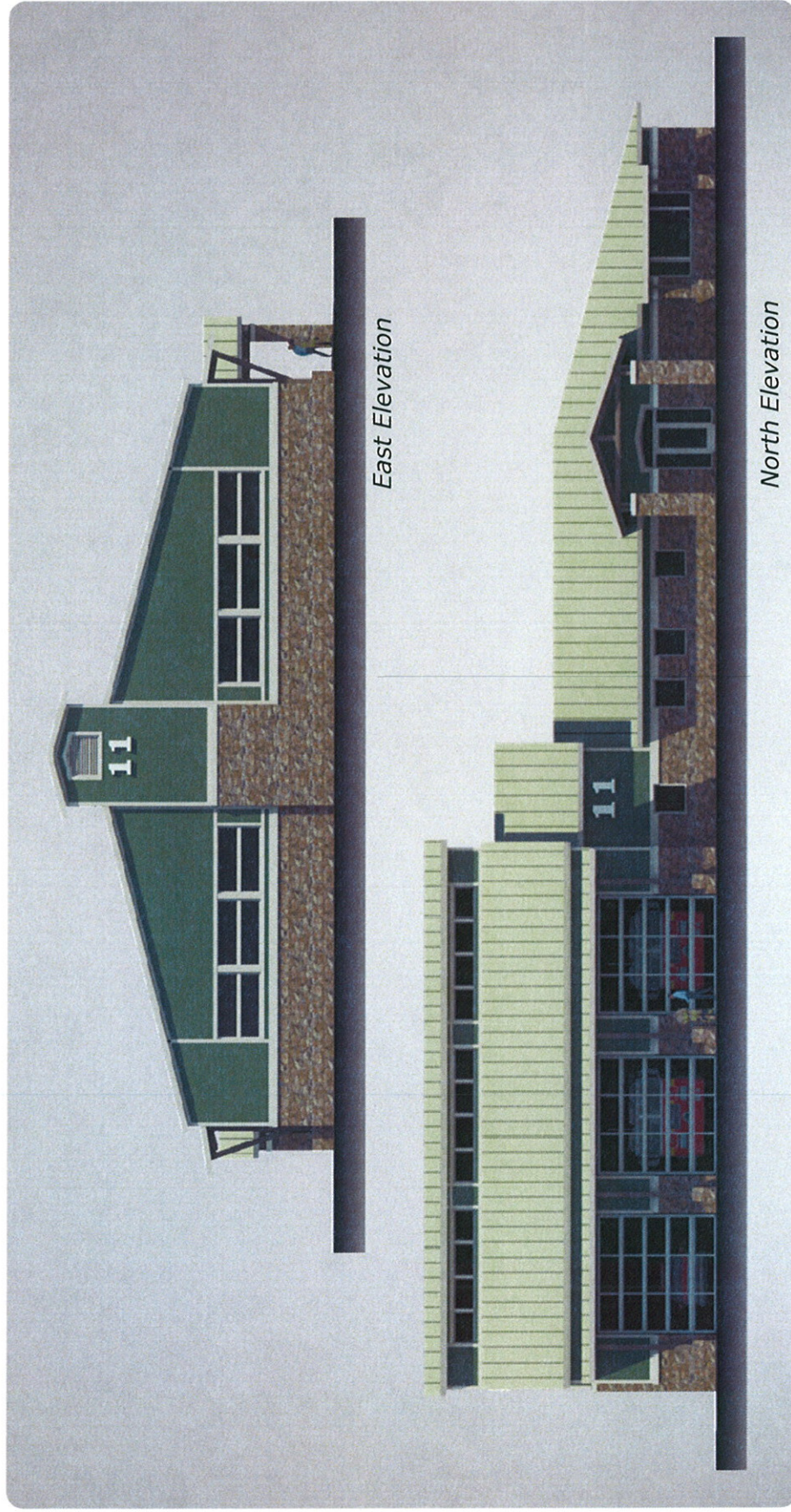
Site Plan

Stewart · Cooper · Newell
Architects 40 YEARS 1971-2011

GR
 GUEST
 REDDICK
 ARCHITECTS



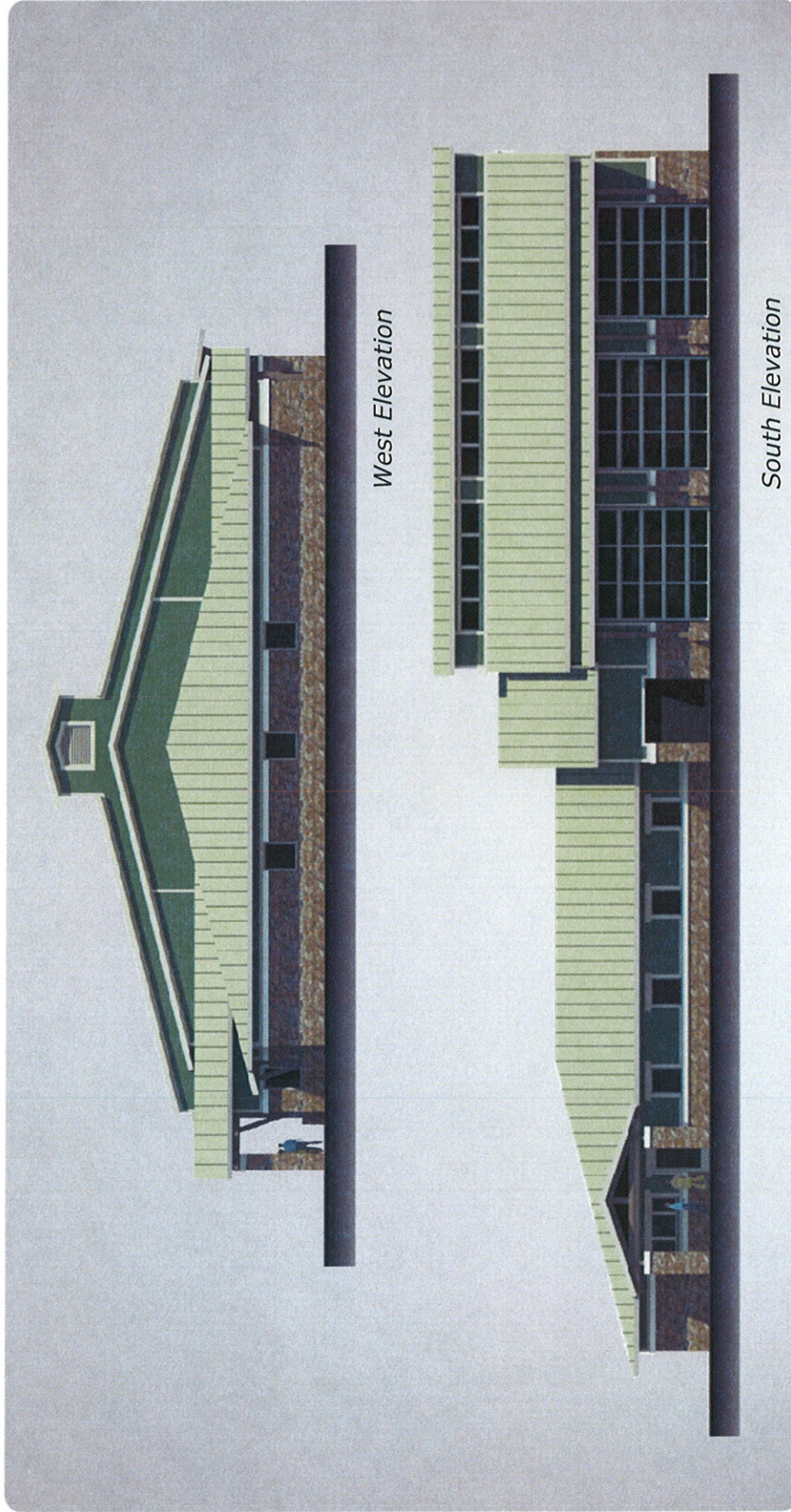
Floor Plan



Fire Station 11 **Building Elevations** **Chaffee Crossing**


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